

SEC. 10-1.650 STATION AREA RESIDENTIAL DISTRICT (SAR)

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SEC. 10-1.655 PURPOSE.

The SAR District requires the development of multiple-family dwellings at high densities, along with neighborhood serving businesses and public facilities in proximity to the South Hayward BART Station, in order to provide opportunities for transit-oriented development with ready access to shops and transit.

SEC. 10-1.660 SUBDISTRICTS.

SD6 (See Section 10-1.2600).

SEC. 10-1.665 USES PERMITTED.

Primary Uses. The following uses, or uses determined to be similar by the Planning Director, are permitted in the SAR District as primary uses only on the ground floor of buildings:

(1) Administrative and Professional Offices/Services.

- (a) Banks and financial institutions.
- (b) Chiropractic or acupuncture office.
- (c) Medical and dental offices.

(2) Automobile Related Uses.

Parking structure.

(Can also be above ground floor, integrated into the design of buildings in accordance with SD6 Special Design District provisions.)

(3) Personal Services.

- (a) Barber or beauty shop.
- (b) Dance studio.
- (c) Dry cleaner/laundry.

- (d) Martial arts studio.
- (e) Nail salon.
- (f) Physical fitness studio.
- (g) Shoe repair shop.
- (h) Tailor/seamstress shop.

(4) Residential Uses.

Multi-family dwelling units.

(Allowed on portions of ground-floor and required above ground-floor at 75.0 to 100.0 units per net acre.)

(5) Retail Commercial Uses.

- (a) Bakery.
- (b) Bookstore.
- (c) Camera store.
- (d) Card shop.
- (e) Coffee/espresso shop.
- (f) Delicatessen.
- (g) Floral shop.
- (h) Gift shop.
- (i) Jewelry store.
- (j) Music store.
- (k) Pet grooming shop.
- (l) Restaurant.
- (m) Stationary store.
- (n) Variety store.
- (o) Video sales and rental store.

(Without a bar.)

(6) Service Commercial Uses.

- (a) Mailing or facsimile service.

(7) Other Uses.

- (a) Day Care Center.

(Less than 24-hour care for children, 15 or more, excluding staff. See definitions.)

b. Secondary Uses. The following uses are permitted as secondary or subordinate uses to the uses permitted in the SAR District:

- (1) Home Occupation. (See definitions)
- (2) Household pets.

SEC. 10-1.670 CONDITIONALLY PERMITTED USES.

- a. **Administrative Uses.** The following uses, or uses determined to be similar by Planning Director, are permitted in the SAR District, subject to the approval of an administrative use permit:

- (1) Administrative and Professional Offices/Services.
Medical/Dental laboratory.
- (2) Automobile Related Uses.
None.
- (3) Personal Services.
None.
- (4) Residential Uses.
None.
- (5) Retail Commercial Uses.
None.
- (6) Service Commercial Uses.
Restaurants. (With a bar.)
- (7) Other Uses.
 - (a) Cultural facility.
 - (b) Educational facility. (Small, generally less than 2,000 sq. ft.)
 - (c) Public agency facilities.
 - (d) Recreational facility.

- b. **Conditional Uses.** The following uses, or uses determined to be similar by Planning Director, are permitted in the SAR District subject to approval of a conditional use permit:

- (1) Administrative and Professional Offices/Services.
None.
- (2) Automobile Related Uses.
None.
- (3) Personal Services.
None.
- (4) Residential Uses.
None.
- (5) Retail Commercial Uses.
None.
- (6) Service Commercial Uses.
None.

- (7) Other Uses.
None.

SEC. 10-1.675 LOT/DENSITY REQUIREMENTS.

- a. Minimum Lot Size: 40,000 square feet.
- b. Required Density Range: 75.0 to 100.0 units per net acre.
- c. Minimum Lot Frontage: 200 feet.
- d. Minimum Average Lot Width: 200 feet.
- e. Maximum Lot Coverage: 90 percent.
- f. Minimum Lot Depth: 80 feet.
- g. Special Lot Requirements and Exceptions: See General Regulations Section 10-1.2720.

SEC. 10-1.680 SETBACK REQUIREMENTS.

- a. Minimum Setbacks along Public Streets/Areas: 20 feet along Dixon Street, 25 feet adjacent to bus transfer facility at the South Hayward BART Station, 10 feet (for ground-floor non-residential) or 16 feet (ground-floor residential) adjacent to Mission Boulevard, in accordance with the SD6 Special Design District provisions.
- b. Minimum Setbacks for Other Areas: 10 feet, or in accordance with the SD6 Special Design District provisions.
- c. Special Yard Requirements and Exceptions: See General Regulations Section 10-1.2725.

SEC. 10-1.685 HEIGHT LIMIT.

- a. Maximum Building Height: 60 feet, except that 80 feet could be allowed if the approving body determines compliance with the Minimum Design and Performance Standards (Sec. 10-1.695)
- b. Maximum Accessory Building Height: 14 feet and one story.
- c. Maximum Height for Fences/hedges/walls:

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| (1) | Front and Side Street Setback | 4 feet. |
| (2) | Side and Rear Setback | 6 feet.
(Also see Section 10-1.845k. for additional standards). |
- d. Special Height Requirements: See Minimum Design and Performance Standards Section 10-1.695.

SEC. 10-1.690 SITE PLAN REVIEW REQUIRED.

Site plan review by the Planning Commission and approval by the City Council is required before issuance of any building or construction permit.

SEC. 10-1.695 MINIMUM DESIGN AND PERFORMANCE STANDARDS.

The City recognizes that high-quality design of commercial and residential structures can contribute to a positive appearance of commercial districts and neighborhoods and improve the overall character of the community. This section establishes design and performance standards that shall apply to the construction of buildings and uses in the SAR District.

Mixed-use development, which entails residential uses over ground-floor non-residential uses, shall be subject to the criteria and standards contained in the SD6 Special Design District (10-1.2600), the RH District (Section 10-1.500) for residential uses, the CN District (Section 10-1.800) for non-residential uses and the following requirements:

- (1) No more than 50% of the gross floor area of the ground floor and no more than 50% of the building frontage of ground-floor uses along Dixon Street, the South Hayward BART Station bus transfer area and Mission Boulevard shall be comprised of residential units.
- (2) For developments that would exceed 60 feet in height, the approving body must make the following findings:
 - (a) The additional height makes a positive contribution to the overall character of the area and will be compatible with its surroundings in terms of site planning, scale, building design, color, exterior materials, roof styles, lighting, landscaping and signage.
 - (b) The additional height will not result in unreasonable restrictions of light and air to adjacent properties or the public right-of-way, or otherwise be detrimental to the public health, safety and welfare.
 - (c) The additional height will support other policies and standards of the South Hayward BART/Mission Boulevard Concept Design Plan and will result in a better overall project.

Parking Ratios.

- (3) Residential units are allowed a maximum of 1.0 off-street parking space per studio or one-bedroom unit and a maximum of 1.3 spaces for units with two or more bedrooms.

Non-residential uses are required to provide a minimum 1.0 space for each 315 square feet of non-residential gross floor area.

Open Space and Amenities.

- (4) (a) For at least 40% of the units in each development, a minimum of one hundred (100) square feet of usable private open space per unit, consisting of a private yard, patio, porch, deck balcony or a combination of the above, shall be provided for each unit.
- (b) All developments shall provide a minimum twenty percent (20%) of the lot area plus 100 square feet per unit for each unit that is not provided private open space as usable common open space for passive and active recreational uses. Usable open space areas shall not include public or private rights-of-way; vehicular parking area; areas adjacent to or between structures less than fifteen (15) feet apart; required building setback areas; private patios or yards; or areas having a slope greater than 3:1. Usable open space can include roof decks (including roof deck above structured or podium parking) or interior group open space accessible to all residents in the development.
- (c) All common opens space associated with developments shall have, at a minimum, a landscaped area of one-thousand (1,000) square feet complete with two (2) benches. Additional amenities may include, but are not limited to, a swimming pool, spa, tot lot with play equipment, picnic shelter with barbecue area, court game facilities and indoor exercise facilities. The types of amenities shall be dependent upon the nature of development and shall be approved by the reviewing authority.